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June 6, 2003

Eileen Fogarty, Director Planning & Zoning City Hall, Room 2100 Alexandria, VA 22314

In Re: Rezoning #2002-004, Duke Street & North Quaker Lane

Tax Map # 061.00 04 11, 12 & 13

Dear Ms. Fogarty:

I am writing on behalf of our client John D. Luria, Jade Development Group, to request that Staff defer consideration of the above referenced item from the June 14, 2003 City Council Public Hearing until the Council's September 13, 2003 Public Hearing.

The deferral is requested in order that request for the rezoning can be heard concurrently with the appeal of Development Site Plan #2002-0032. The Rezoning application is a request to remove existing proffers limiting the use of the property to a commercial office building and to substitute a new proffer for a residential development. The proffered development plan is the subject of the Development Site Plan #2002-0032 appeal.

At the Planning Commission Public Hearing it was apparent that the major issue in connection with the denial of the Rezoning and the Development Site Plan was the safety of the existing conditions and proposed conditions at the Duke and North Quaker Lane intersection. It is our intent to work diligently with Staff through out the summer to determine ways to improve the existing and proposed conditions. The applicant is confident that a solution to the safety issues can be resolved.

Thank you for your assistance and cooperation in this.

Duncan W. Blair

Very truly yours,

cc: John Luria Paul Wilder MAILING ADDRESS: P.O. BOX 19888 ALEXANDRIA, VIRGINIA 22320-0888



H. CARTER LAND, III JAMES C. CLARK F. ANDREW CARROLL, III RICHARD S. MENDELSON DUNCAN W BLAIR

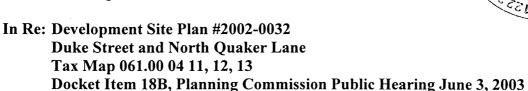
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FACSIMILIE (703) 549-3335

June 4, 2003

Jacqueline Henderson City Clerk and Clerk of the City Council Alexandria, Virginia 22314



Dear Ms. Henderson:

I am writing on behalf of our client John D. Luria of Jade Development Group to appeal, pursuant to the provisions of Section 11-409(A) of the Code of the City of Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance"), the June 3, 2003 decision of the Alexandria Planning Commission denying approval of the above reference Development Site Plan. At the conclusion of last night's public hearing the Planning Commission adopted the motion denying the application but did not state its reasons for denial, as required under the terms of the Ordinance. The Preliminary Development Site Plan filed and reviewed by the City of Alexandria is in total conformance with the requirements of Section 11-400 et seq. of the Ordinance. The Staff Report, prepared for the Planning Commission Public Hearing, recommended approval and stated the proposed project complied with the requirements of the Ordinance for the approval of site plans.

Given the fact that the Planning Commission Public Hearing occurred only last night, the applicant has yet to receive a written statement of the reasons for the Planning Commission's denial of the application, nor has he received two copies of the site plan returned to him with the date of the approval or disapproval noted thereon, as required by the Ordinance. I am confident that these requirements will be satisfied in advance of the City Council Public Hearing. We reserve, however, the right to supplement this letter with additional basis for appeal once the reasoning of the Planning Commission is available.

On behalf of our client we respectfully request that this item be scheduled for the June 14, 2003 City Council Public Hearing. This item is a companion items with the

Jacqueline Henderson City Clerk and Clerk of the City Council June 4, 2003 Page -2-

Rezoning #2002-004, which was also denied by the Planning Commission and will be heard by the City Council on June 14, 2003. The rezoning approval requests the removal of a 1981 proffer condition to the existing zoning of the property which restricts the use and development of the site as a commercial office building. The requested amendment is to substitute the residential plan of development as designed in the denied Development Site Plan as a proffer amendment.

If you have any questions of require further information regarding this matter, please do not hesitate to call.

Very truly yours,

Duncan W. Blair

cc: John Luria
Dave Webster
Paul Wilder
Eileen Fogarty



PROJECT NAME:	Quaker Commons			
PROPERTY LOCATION:	Duke Street and North Quaker Lane			
APPLICANT Name:	Jon D. Luria Jade Development Company 8230 Old Courthouse Road, Suite 205 Vienna, VA 22182			
Address:	8230 Old Courtnouse Road, Suite 203 Viellia, VA 22102			
PROPERTY OWNER Name Address	e: William Dwyer s: 3220 Duke Street Alexandria, VA 223	10	ichard Dwy 615 N. First lexandria, V	Street
Interest in property:	[] Owner [X] Co [] Developer [] Less	ntract Pur ee	chaser [] Otl	her
in which they are em [X] yes: If ye [] no: If no	ployed have a business es, provide proof of curre, said agent shall obtain that the information supplied dinance, hereby grants permet of this application. Idelson & Blair, P.C. uire	license to ent City be a busines	operate in A ousiness licer ss license pri	or to filing application. omplete and accurate, and, pursuant to ndria, Virginia, to post placard notice
	or Agene	(703) 83	36-1000 <u> </u>	_(703) 549-3335
<u>524 King Street</u> Mailing/Street Address	_	Telepho	ne #	Fax # l: dblair@landclark.com
Alexandria, Virginia City and State	22314 Zip Code	Septemb	er 24, 2002 Date	
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ACTION - PLANNING CC	MMISSION: <u>RECOMME</u>	ND DENIA s item	L 6 TO 1 be defer	(Applicant has red to September 1.